

Mapleton City Planning Commission Staff Report

Meeting Date: April 9, 2009

Item: 5

Applicant: Cory Andersen

Prepared by: Matt Brady

Public Hearing Item: Yes

Council Action Required: Yes

REQUEST

Cory Andersen, agent for Whisper Rock, requests to amend the Mapleton City General Plan Map land use designation from Low Density Residential to Medium Density Residential on approximately 17 acres for property located generally at 1100 West Maple Street.

SUMMARY OF KEY ISSUES

1. This item is in conjunction with items #6-10 of this agenda.
2. The current General Plan Map classifies the proposed Whisper Rock Subdivision area as Low Density Residential, which allows for zones with minimum lot sizes of 1 acre, or down to ½ acre with the use of Transferable Development Rights (TDRs). See attached Map #1 for the current General Plan Map.
3. The Applicant is proposing a General Plan Map amendment to change the proposed Whisper Rock Subdivision area to Medium Density Residential, which currently allows for zones with minimum lot sizes of 14,500 square feet without the use of TDRs (i.e. the RA-2 and R-1-B Zones).
4. See attached Map #2 for the Applicant's General Plan Map amendment proposal. See item 6 of this agenda for proposed changes to the Medium Density Residential written policies.
5. It is the opinion of Staff that if this General Plan Map amendment is approved by the Planning Commission and City Council, that Staff should soon after do a more comprehensive General Plan Map amendment (see attached Map #3 for concept plan) to ensure that nearby areas are planned compatibly with the proposed Whisper Rock development area. This would also allow Staff to mail notices to the wider area which would be affected by a more comprehensive General Plan Map amendment.

RECOMMENDED ACTION:

Staff recommends approval of the General Plan Map amendment with Conditions.

CONDITIONS OF APPROVAL:

1. That if this General Plan Map amendment is approved by the Planning Commission and City Council, that Staff be directed to soon after do a more comprehensive General Plan Map amendment (see attached Map #3 for concept plan) to ensure that nearby areas are planned compatibly with the proposed Whisper Rock development area.

ALTERNATIVE ACTIONS:

1. The Planning Commission may recommend Denial of the proposed General Plan Map amendment. Reasons for denial should be stated in the motion.
2. Continue to a Future Meeting Date: This action could be based upon findings that additional information is required prior to rendering a decision or to further consider information.

MAP #3 – STAFF RECOMMENDED CONCEPT PLAN FOR A LATER GENERAL PLAN MAP AMENDMENT

